

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: SEPTEMBER 19, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

GENERAL PLAN AMENDMENT

GPA-22584 – ABEYANCE ITEM - PUBLIC HEARING – APPLICANT/OWNER: DECATUR IV, LLC - Request to Amend a portion of the Northwest Sector of the General Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 9.05 acres on the south side of CC 215, approximately 730 feet west of Decatur Boulevard (APN 125-25-501-010), Ward 6 (Ross). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

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RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 08-09-07 Planning Commission Meeting Item 14

Motion made by STEVEN D. ROSS to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, RICKI Y. BARLOW, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-STEVE WOLFSON)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 125-127.

BOB GENZER, Genzer Consulting, appeared on behalf of the applicant and asked to trail the items to wait for ATTORNEY BOB GRONAUER'S presence; however, it was decided to proceed.

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, stated the site is located on the northwest corner of Tropical Parkway for a major commercial shopping center. The site plan

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has been revised, and she believes this is a quality project for this area. They have been working with staff on some of the conditions, which she outlined. She asked that Condition 4 be revised and to add the word "alternative" to Condition 37 to ensure reimbursement from the City of North Las Vegas. She was amenable to a condition added by Public Works regarding the construction of a barrier system, but asked that the words "or another alternative acceptable by the City of Las Vegas" be added within the condition.

MR. GENZER indicated that Condition 17 refers to a 90-foot tall plaza signage structure, but under the revised plan that structure is no longer part of the plan; therefore, he asked for its deletion. He asked MARGO WHEELER, Director of Planning and Development Department, to clarify the wording in Condition 22, and asked that Condition 23 be deleted as the applicant has fulfilled the requirement.

MR. GENZER briefly pointed out that the General Plan Amendment and rezoning applications deal with only rear portion of the property and the site plan deals with the entire site.

BART ANDERSON, Public Works, read into the record two additional conditions recommended to be included for Item 127. ATTORNEY ALLEN agreed to the conditions. As requested by COUNCILMAN ROSS, MR. ANDERSON read Condition 37 with regards to the traffic signals on Decatur Boulevard and Tropical Parkway.

ATTORNEY ALLEN asked to possibly modify the beginning of Condition 37 to state "coordinate and enter into an agreement with the City of North Las Vegas" to provide assurance that North Las Vegas would provide reimbursement. COUNCILMAN ROSS remarked that currently there is no signal at Decatur Boulevard for children to cross safely. It is a priority that those signals be taken care before development. He verified with MR. ANDERSON that the condition as written meets the City of Las Vegas' goals. The Public Works Department cannot compel the City of North Las Vegas to agree to a reimbursement. MR. GENZER understood the Councilman's priority and committed to working with the City of North Las Vegas for reimbursement.

COUNCILMAN ROSS read into the record a condition regarding an overhead barrier to prohibit trucks from accessing the rear of the project, which MR. GENZER accepted. ATTORNEY ALLEN asked that "or an alternative acceptable to the City of Las Vegas" be added to the condition, to which COUNCILMAN ROSS agreed.

MS. WHEELER read changes to Conditions 3 and 4 and recommended the deletion of Conditions 8, 17, 22 and 23. She did not comply with MR. GENZER'S request for the removal of the words "or grading" within Condition 4 because staff prefers that the grading not commence on the site until it has been consolidated into one site.

MR. ANDERSON read into the record new verbiage for the barrier condition read by COUNCILMAN ROSS. ATTORNEY ALLEN agreed, but asked that " or an alternative

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acceptable to the City of Las Vegas' be added into the condition. COUNCILMAN ROSS was amenable to the request.

COUNCILMAN BROWN asked for clarification regarding the grading condition. MS. WHEELER explained that without the consolidation, the project could not move forward. COUNCILMAN BROWN did not feel comfortable because it is not contiguous. MS. WHEELER offered an alternative condition, which MR. GENZER accepted.

MAYOR GOODMAN declared the Public Hearing closed for Items 125-127.

